



MEETING MINUTES

Town of West Warwick Planning Board

Meeting Date: Monday, April 3, 2017

Time: 6:00 p.m.

Location: West Warwick Town Hall
Town Council Chambers
1170 Main Street
West Warwick, RI 02893

Members Present: Felix Appolonia, Vice Chair
Wayne Miller
Joe Gardosik
Anthony Petrarca

Members Absent: Joseph DiMartino, Chair

Alternate Members Absent:
Joshua Barrette

Planning Staff: Mark Carruolo, Town Planner
Elaine Mansour, CDBG Manager

Legal Counsel: Albert DiFiore, Esquire

Councilmen Angelo Padula and Jason Licciardi are also present.

All witnesses sworn in by legal counsel.

Item 1 **Approval of Minutes**

Review and approval of February 6, 2017 meeting minutes.

Motion to approve the February 06, 2017 minutes by Mr. Gardosik, seconded by Mr. Petrarca. All in favor.

Item 2 **Amendment to the Town's Zoning Ordinance** **Section 5.6.10 "Supplemental Use Regulations" – Campers, Travel Trailers, and Mobile Homes**

Applicant: Town of West Warwick
Zoning Amendment: Zoning Ordinance amendment to Section 5.6.10 “Supplemental Use Regulations” – Campers, Travel Trailers, and Mobile Homes

The Town of West Warwick desires to amend Zoning Code Section 5.6.10 “Supplemental Use Regulations” – Commercial Vehicles to allow campers, travel trailers, and mobile homes to be parked within the front, interior side and/or corner side setbacks of a property (see accompanying document).

Planning Department Findings

Upon conferring with the Planning Board’s Legal Counsel, the Planning Office finds the proposal to be in compliance with the Town’s Comprehensive Plan including Chapter 1 Section 1 Purpose, the Land Use Element – Goals, Policies and Implementation Actions, the Housing Element and the Implementation Section. The Planning Office also finds the proposed zoning amendment to be generally consistent with the following purposes of the Town’s Zoning Ordinance as presented in Section 2 “General Purposes”:

- 2.1 Promote the public health, safety and general welfare.
- 2.2 Provides for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs.
- 2.3 Provides for orderly growth and development, which recognizes:
 - 2.3.1 The goals and patterns of land use contained in the comprehensive plan of the Town;
 - 2.3.6 The need to shape the urban and suburban development; and
 - 2.3.7 The use of innovative development regulations and techniques.
- 2.12 Promote implementation of the Comprehensive Plan of the Town of West Warwick adopted pursuant to the General Laws.
- 2.14 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.
- 2.15 Provide for procedures for the administration of the zoning ordinance.

The Planning Office recommendation is for a favorable recommendation to the West Warwick Town Council for the requested zoning amendment.

Discussion

Mr. DiFiore reviewed the proposed changes and explained the history to the Board when the Town Council put forth a Zoning Ordinance restricting what could be within the setbacks. The Board has to make a recommendation to the Town Council either for or against the proposed changes.

Angelo Padula, 554 Wakefield St: He is not opposed to people using their property to store items, however he does not agree it should be in the setbacks, it could be unsightly. He doesn’t feel the ordinance should be changed. Mr. DiFiore noted it is currently a prohibited use, you cannot go before Zoning for a variance. Mr. Carruolo stated most communities have this prohibition and its intent is to

relieve blight.

Mr. Appolonia stated there must be a reason why most communities have this in place. Mr. DiFiore stated he did extensive research of other communities years ago when this was put into effect.

Motion to forward an unfavorable recommendation to the Town Council by Mr. Petrarca, seconded by Mr. Gardosik.

Planning Board Vote

Felix Appolonia	Yes
Joe Gardosik	Yes
Anthony Petrarca	Yes
Wayne Miller	Yes

All in favor.

Item 3
Public Comment

None.

Motion to adjourn at 6:30 pm by Mr. Gardosik, seconded by Mr. Miller. All in favor.